

Aegis Phase II

12th Street Enhanced View Corridor

Heritage Overlay Code Review Summary

Section 20.510.020 Heritage Overlay District Number One – Standards and Guidelines – Item 3.B:

“....there shall be one or two view corridors with a 0-foot height limit looking south from 12th Street into the Academy site which shall be a cumulative total of 50 feet in width”

CODE COMPLIANCE:

Aegis II provides a 93-foot view corridor with 0-foot height limit looking south from 12th Street into the Academy Site. Depending on the perspective, the 12th Street view corridor provides roughly a 213 feet wide view of the Academy Site, and a 147 feet wide view of the Academy Building.

SEPA Checklist Review Summary

SEPA Environmental Checklist – Section B. 10 & 13

10-B – What views in the immediate vicinity would be altered or obstructed?

10-C – Proposed measures to reduce or control aesthetic impacts, if any.

13-C – Describe methods used to assess the potential impacts to cultural and historic resources on or near the project site.

13-D – Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

SEPA Checklist Responses:

10-B – The view from 12th Street to the Academy Site and Academy Building will be partially obstructed.

10-C – Aegis II underwent an extensive public outreach and comment process, and an Advisory Team of third-party design professionals consulted the Development Team to help create compatible juxtaposition between the Academy and Aegis including providing advice on the impact to views of the Academy Site and Academy Building.

13-C – In addition to the public outreach process and formation of the Advisory Team, the Development Team explored multiple locations for the Aegis II buildings to minimize the impact on the views of the Academy Site and Academy Building.

13-D – Aegis II's 12th Street view corridor preserves a good view of the Academy Site and Academy Building and extensive mitigation is provided for the partial obstruction of the view from 12th Street.

VCCV Mitigation Summary

Vancouver City Center Vision Subarea Planned Action Ordinance Mitigation – Section 8.3

“Impacts to historic buildings should be avoided or minimized through project redesign as a form of mitigation, such as incorporating new development in a sensitive and compatible manner with the historic fabric of a neighborhood.”

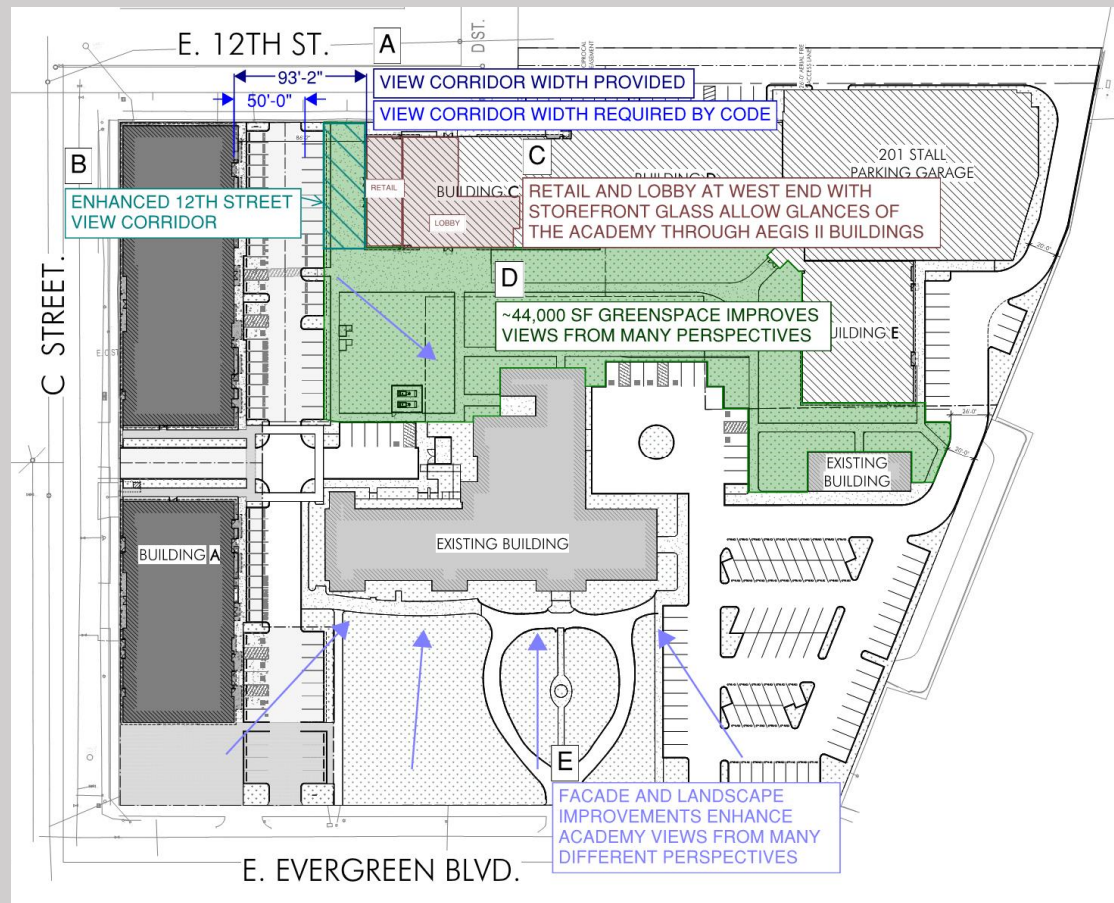
Code Compliance:

1. Aegis II went through an extensive public outreach and comment process, and an Advisory Team of third-party design professionals consulted the Aegis II Development Team to ensure Aegis II was designed in a sensitive and compatible manner with the Academy Site and Academy Building. Aegis II also went through extensive redesign to improve compatibility including expanding and enhancing the 12th Street view corridor of the Academy Site and Academy Building.
2. Aegis II does not physically impact the Academy Building. The indirect impact of Aegis II obstructing some of the views of the Academy Site and Academy Building from 12th Street is mitigated by the following:
 - a. Providing a much wider view corridor from 12th Street than is required by the City of Vancouver Heritage Overlay.
 - b. Enhancing the 12th Street view corridor to draw attention to the views of the Academy Site and Academy Building and draw passersby into the site.
 - c. Adjusting the layout of the ground floor of the Aegis II buildings to provide as much view as possible from 12th Street through the Aegis II buildings.
 - d. Creating roughly 44,000 square feet of greenspace on the Academy Site which enhances the view of the Academy Building and Academy Site from several perspectives.
 - e. Contribution of sale proceeds from the purchase of the Aegis II land into renovation of the Academy Site and Academy Building which improves views of the Academy Site and Academy Building from several perspectives.

VCCV Mitigation Summary

Site Plan – Mitigation Summary:

- Wider than required 12th Street view corridor
- Enhanced the 12th Street view corridor
- Adjusted ground floor layout
- Created roughly 44,000 square feet of greenspace
- Contribution of sale proceeds into renovation of the Academy Site and Building

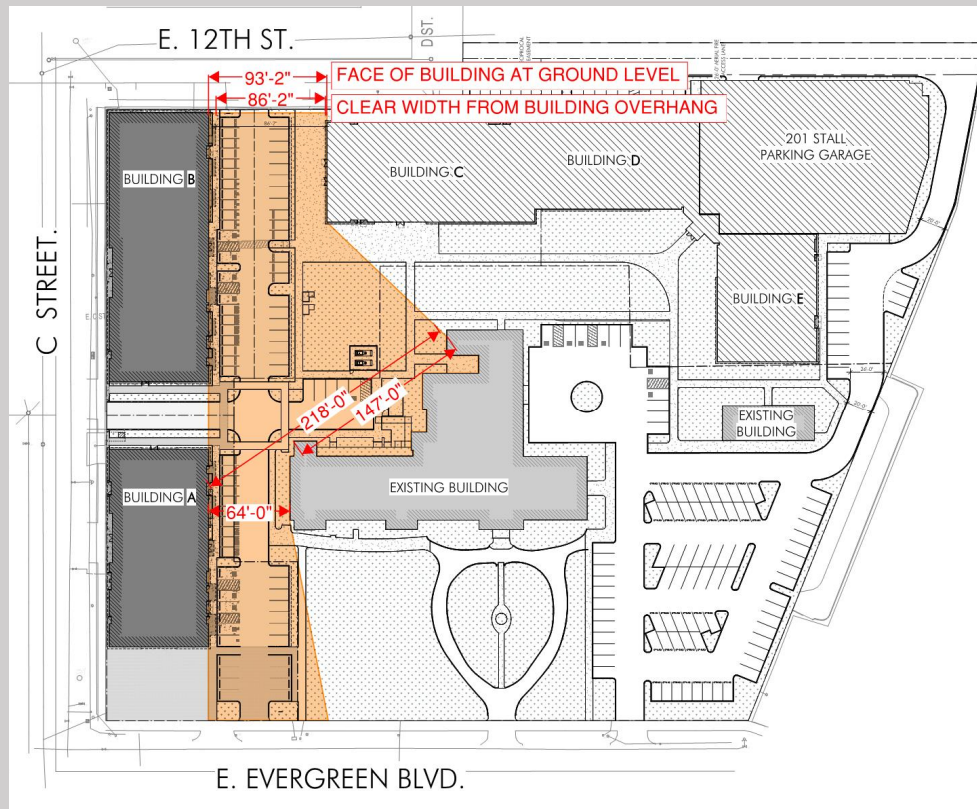


VCCV Mitigation

Wider Than
Required 12th Street
View Corridor

Aegis II's 12th Street view corridor exceeds the Heritage Overlay requirements

Aegis II provides a 0-foot height limit view corridor looking south from 12th Street into the Academy Site which is 93 feet wide, significantly exceeding the Heritage Overlay required 50-foot-wide view corridor. It also provides a wide view of the Academy Site and Academy Building of varying degrees depending on the perspective within the view corridor as shown below.



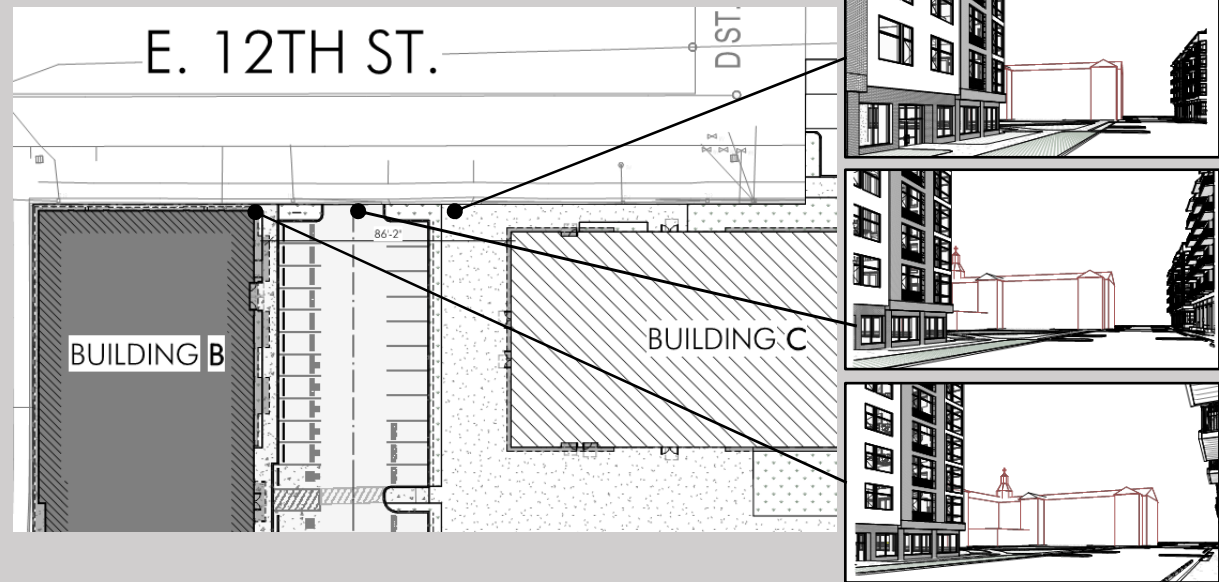
VCCV Mitigation

Wider than required
12th Street View
Corridor &
Enhanced View
Corridor

The Development Team reduced the size of Building C to increase the width of the 12th Street view corridor

The Development Team reduced the size of Building C by moving the west façade 17 feet to the east which resulted in losing apartments/density. That adjustment however significantly expanded the view corridor from 12th Street to just over 93 feet – almost double the Heritage Overlay required 50-foot-wide view corridor. That expansion in turn significantly expanded the view of the Academy Site and Academy Building from 12th Street.

The expanded view corridor width also widened the pedestrian access from 12th Street to a 30-foot-wide pedestrian path. That wider pedestrian path allows for enhancing the view corridor with historical informative art and landscaping to catch the attention of passersby and draw them to the views of the Academy Building and Academy Site. That enhanced view corridor and enhanced pedestrian access from 12th Street will lead people to the expansive greenspace and further south through the greenspace to the Academy Building.



VCCV Mitigation

Enhanced View Corridor – Option 1

Enhanced View Corridor – Option 1

Along with the widened view corridor and pedestrian access from 12th Street to the greenspace, the Development Team is proposing enhancing the view corridor to catch passersby's attention from 12th Street and C Street to draw them to the view corridor, pedestrian access, and the site as a whole.

Option 1 – Along the new 30-foot-wide pedestrian path include robust, low landscaping along with uniquely shaped concrete or steel bollards etched with historical information about the Academy Site. The bollards' shape and illumination will catch people's attention and draw them to the view corridor and lead them into the Academy Site towards the greenspace and Academy Building.



VCCV Mitigation

Enhanced View Corridor – Option 2

Enhanced View Corridor – Option 2

Along with the widened view corridor and pedestrian access from 12th Street to the greenspace, the Development Team is proposing enhancing the view corridor to catch passersby's attention from 12th Street and C Street to draw them to the view corridor, pedestrian access, and the site as a whole.

Option 2 – Creating a framed entrance to the pedestrian access in the view corridor with an informational panel, and built-in seating to again catch the attention of passersby and draw them to the view corridor and Academy Site. The frame can be designed minimally or even mostly transparent to enhance rather than obstruct views.



VCCV Mitigation

Enhanced View Corridor – Option 3

Enhanced View Corridor – Option 3

Along with the widened view corridor and pedestrian access from 12th Street to the greenspace, the Development Team is proposing enhancing the view corridor to catch passersby's attention from 12th Street and C Street to draw them to the view corridor, pedestrian access, and the site as a whole.

Option 3 – Creating a mirrored entrance. Arrange the mirrors so that the views within the view corridor are reflected toward 12th street and C Street. This will help capture the attention of passersby to pull them towards the view corridor and Academy Site.



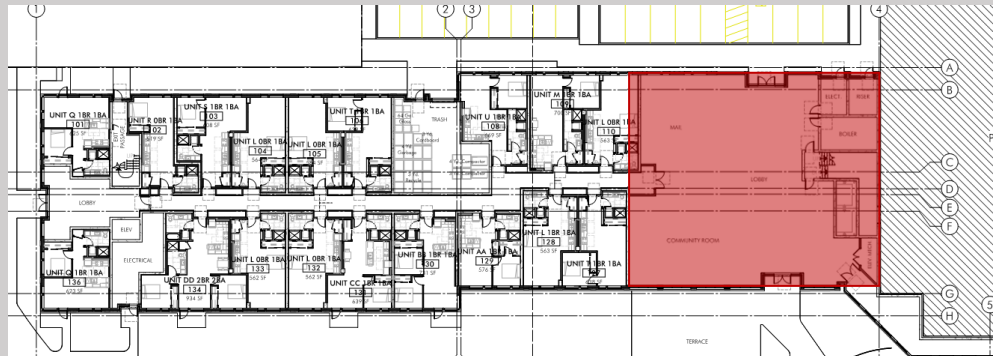
VCCV Mitigation

View Through The Aegis II Buildings

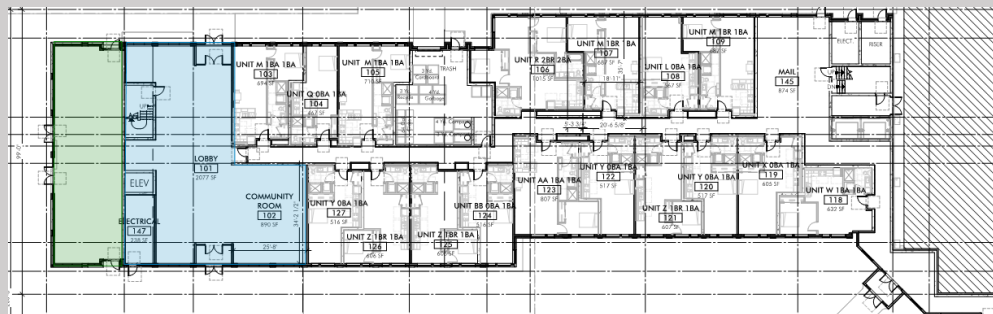
The Development Team moved the lobby from Building D to Building C to Create More Views

The Development Team created a retail space on the West end of Building C. The team also moved the main lobby and community room from Building D to Building C adjacent to the retail space. The exterior walls of the retail and lobby will be mostly storefront glass which will provide further glancing views of the Academy Building and Academy Site from 12th Street through the building. The retail space and the lobby will also activate the West end of Building C which will further invite pedestrians into the site through the enhanced pedestrian access.

PREVIOUS
LOBBY
LOCATION



NEW RETAIL
AND LOBBY
LOCATION

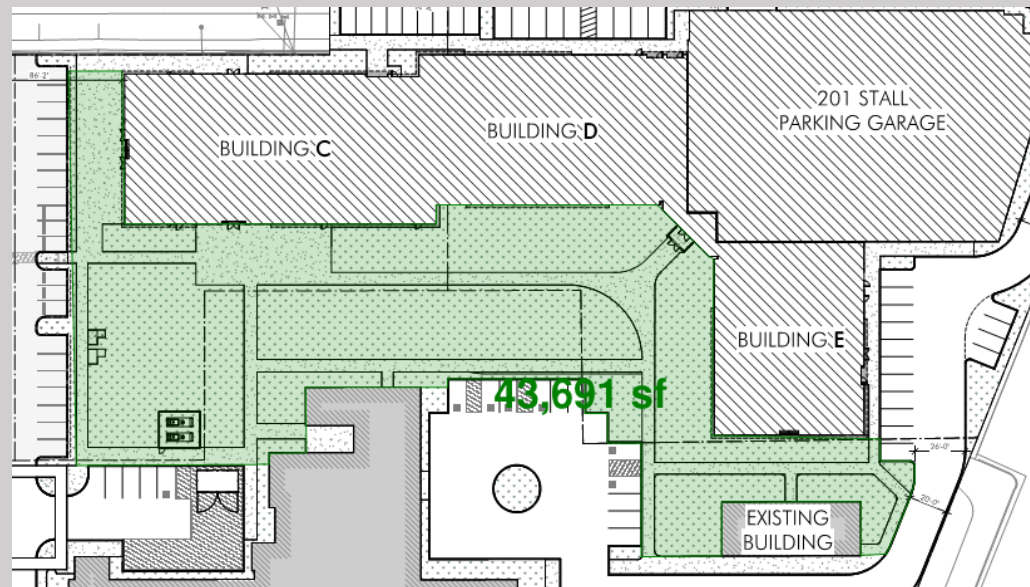


VCCV Mitigation

Expansive
Greenspace
Improves Views

The Development Team created roughly 44,000 SF of greenspace to improve the views of the Academy Site and Academy Building

The addition of the greenspace, including landscaping and historical interpretive art, will improve and soften the view of the Academy Site and Academy Building from many different perspectives. The greenspace will also make much more of the Academy Site available for use by the public.



VCCV Mitigation

Expansive
Greenspace
Improves Views

The Development Team created roughly 44,000 SF of greenspace to improve the views of the Academy Site and Academy Building

The Development Team created a roughly 44,000 SF greenspace between Phase II and the Academy Building. Currently that area is gravel surface parking lot which detracts from the views of the Academy site and limits the public from enjoying the entirety of the Academy Site.



VCCV Mitigation

Renovation of the
Academy Site and
Academy Building
Improves Views

Sale proceeds from the Aegis II land is being invested into Providence Academy which improves views of the Academy Site and Building

The sale proceeds from the Aegis II land is being invested directly into the renovation of the Academy Site and Academy Building. That investment is dramatically enhancing the views of the Academy Building and Academy Site from many different perspectives by renovating the roof, facades, and porches of the Academy Building, restoring the sacred heart landscaping in front of the Academy, constructing a plaza in front of the Academy, and more.



Options Explored for the View Corridor

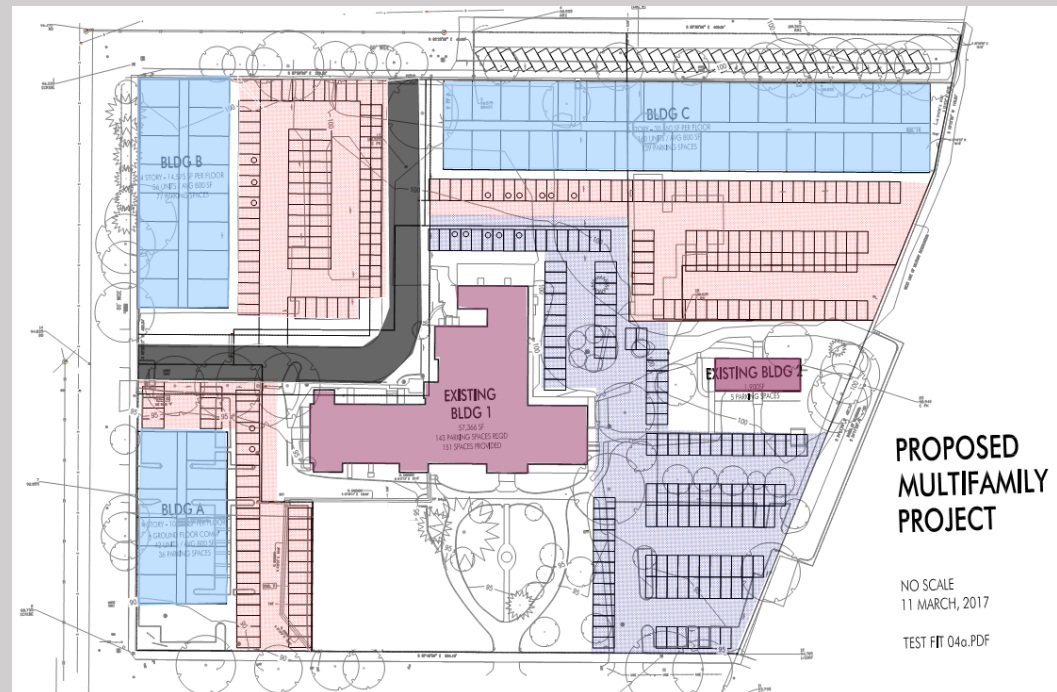
The Development Team explored the following options for locating the 12th Street view corridor (each explained in detail on the following pages):

1. Aligning the 0-foot height 50-foot-wide view corridor with D Street by eliminating density which would result in replacing the parking garage and greenspace with surface parking.
2. In addition to the proposed view corridor, removing units on the upper floors aligned with D Street to see the Academy Building through Building C.
3. Eliminate most of Building C to align the view corridor with D Street.
4. Separating Building C from Building D and moving it in a north-south orientation, thereby creating a 0-foot height 50-foot-wide view corridor that aligns with D Street between Building C and Building D.

Option 1 Explored

Aligning the 0-foot height 50-foot-wide view corridor with D Street by eliminating density and replacing the parking garage and greenspace with surface parking.

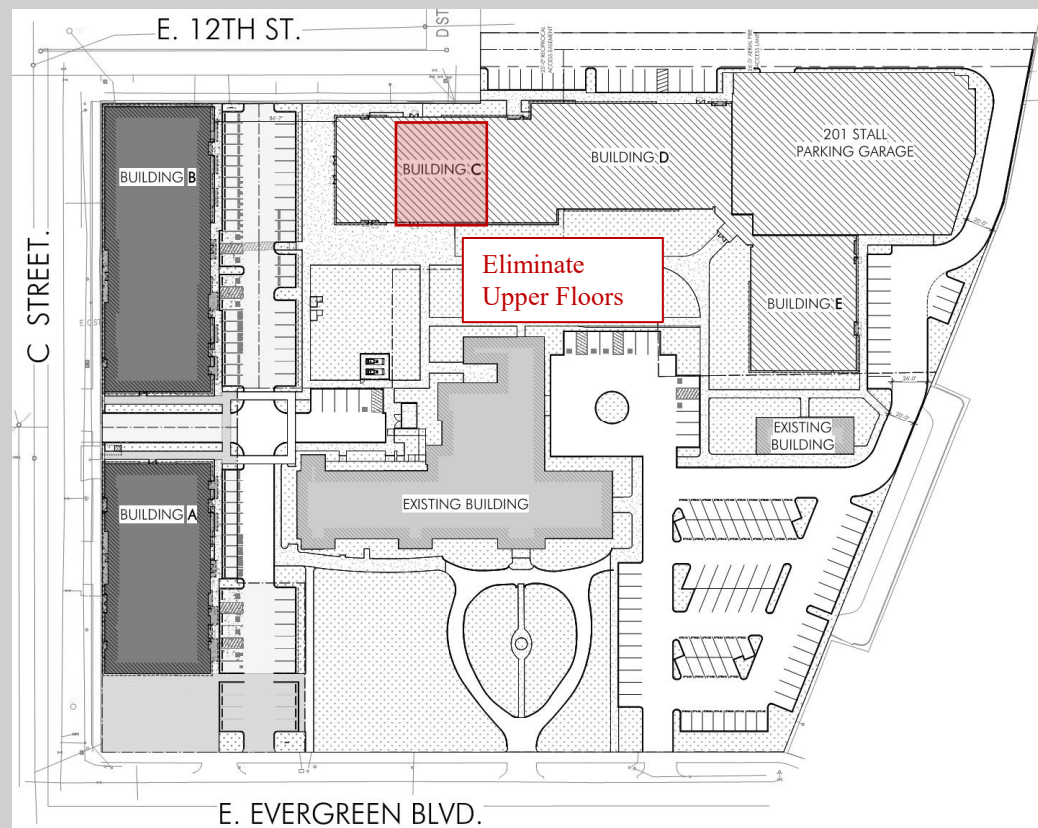
Creating space for a 0-foot height 50-foot-wide view corridor aligned with D Street requires eliminating density and the parking garage. Without the parking garage a large surface parking lot is required. Although more economical, this option was explored but not pursued because the Development Team and Historic Trust didn't want to sacrifice the potential of expansive greenspace and surround the Academy Building with surface parking and drive lanes.



Option 2 Explored

In addition to the proposed view corridor, removing units on the upper floors aligned with D Street.

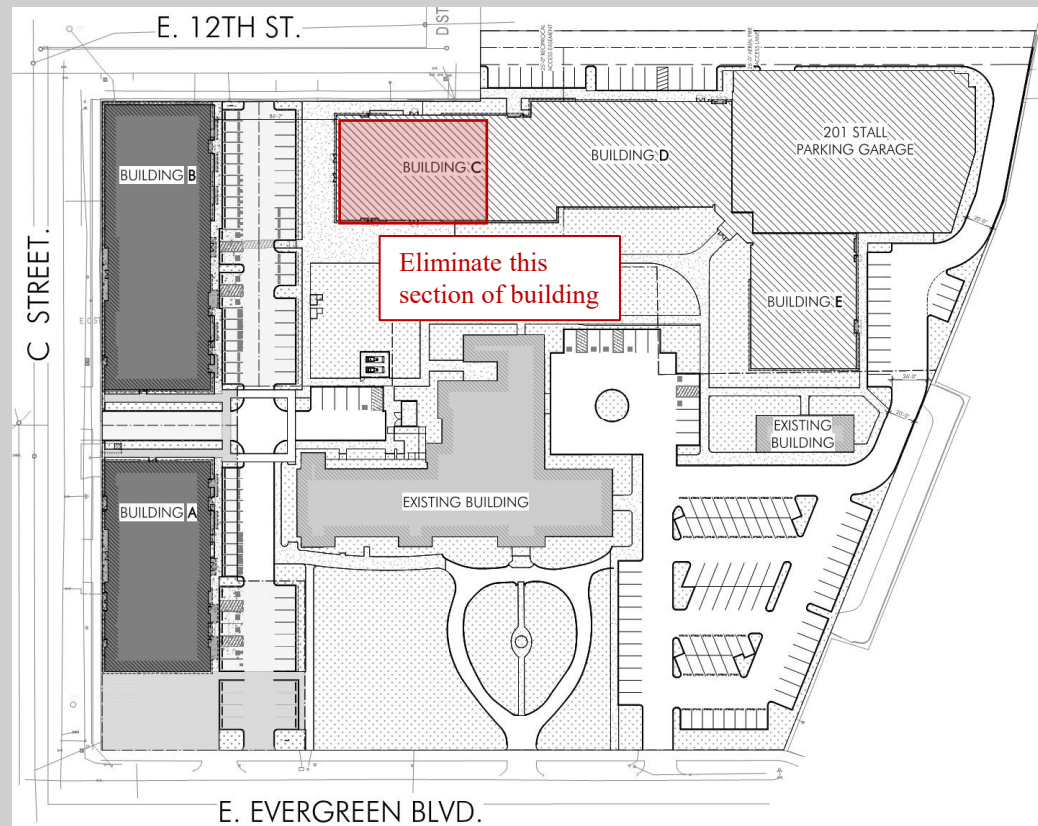
This option was explored but not pursued because eliminating the upper floors aligned with D Street didn't enhance the view of the Academy Building from the pedestrian perspective. Eliminating several floors of units aligned with D Street also rendered a parking garage financially infeasible which would again result in extensive surface parking lot and drive lanes instead of expansive greenspace.



Option 3 Explored

Eliminate most of Building C to align the view corridor with D Street.

This option was explored but not pursued because it renders a parking garage economically infeasible as it would eliminate 71 units of the planned 204 units. Eliminating the parking garage again results in extensive surface parking lots and drive lanes instead of expansive greenspace.



Option 4 Explored

Separating Building C from Building D and moving it in a north-south orientation, thereby creating a 0-foot height 50-foot-wide view corridor that aligns with D Street between Building C and Building D.

This option was explored but not pursued because it creates too many inefficiencies. When Buildings C and D are connected, they can share elevators, trash rooms, generators, staircase, lobbies, cladding, amenities, etc. This option also disconnects Building C from the parking garage. This option also eliminates parking because the space between Building B's parking and D Street is too narrow. That parking would increase the size and cost of the parking garage and results in more parking further away from the Buildings A, B, and C. Lastly, this option would put Building C too close to the Academy Building and result in disconnecting the greenspace from Buildings A and B.

